

CHAPTER 2

WATER AND SEWER

BACKGROUND

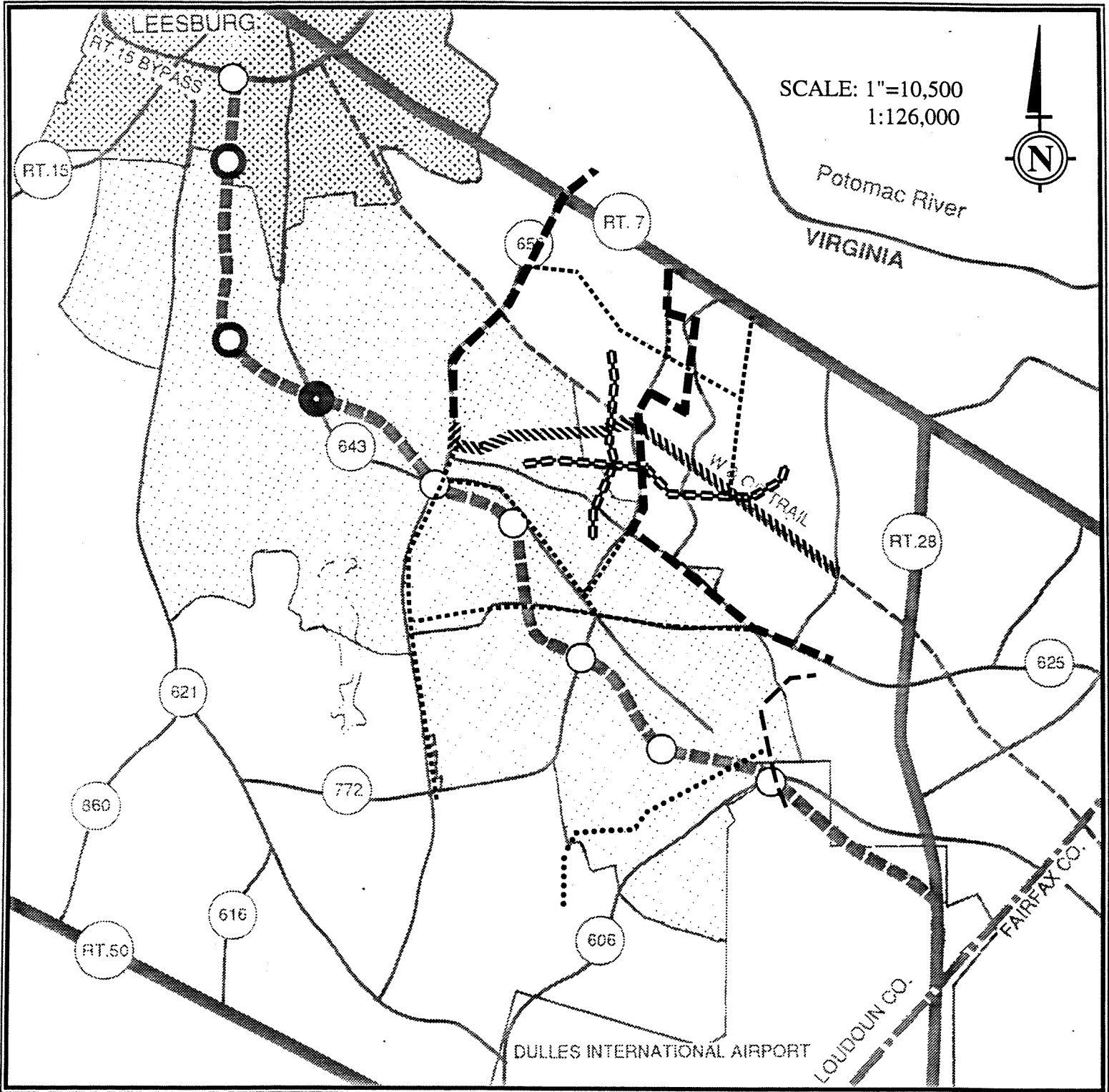
Loudoun County's ability to manage growth depends on the County's ability to direct growth to where it is most appropriate and where infrastructure is planned or available. One of the most important influences on growth and development is the availability of sewer and water service. Because central sewer and water is generally a prerequisite for most forms of urban and suburban development proposed in the Toll Road planning area, it is important to assure that utility improvements are coordinated with proposed development.

The entire Toll Road planning area is either already served by public sewer and water lines or is planned for public sewer and water service in the future. The portion of the Toll Road planning area located east of Route 659 was planned for central utilities in the early 1980s during development of the Dulles North Area Management Plan (DNAMP) because soils in the area could not support the density and intensity of proposed land uses. Additionally, the entire Broad Run watershed, including portions of the Toll Road planning area, is subject to State Water Control Board policies that limit the use of certain alternative wastewater treatment systems because of stringent requirements regarding the quality of sewer plant discharge. The western portion of the Toll Road planning area, located in the Goose Creek watershed, was designated by the General Plan as an Urban Growth Area and is planned for a mix of urban and suburban uses by the Toll Road Plan. Therefore this area will require public sewer and water service in the future.


The Loudoun County Sanitation Authority (LCSA) was created in 1959 for the specific purpose of providing sewer and water service to unincorporated areas of Loudoun County and currently provides sewer and water service in the planning area to developments located east of Route 659. The LCSA has not finalized plans for sewer and water service for those portions of the Toll Road planning area between Route 621 and Route 659, outside the Leesburg Urban Growth Area. The LCSA has stated that there is little question that sewage plant capacity will be available to serve the area. The LCSA and Loudoun County currently have an agreement with the Blue Plains plant in the District of Columbia to provide sewer capacity until the year 2000 and negotiations are underway to extend the agreement to the year 2005. The LCSA predicts that a new sewage treatment facility planned for eastern Loudoun, the Broad Run Wastewater Treatment Facility, will be fully operational by the year 2000. The first phase of the Broad Run Wastewater Treatment Plant (ATW) will accommodate approximately 10 million gallons per day (mgd) of sewage capacity and at completion will accommodate 40-60 mgd.

The LCSA anticipates that the water capacity will be available to serve the County's needs in the Toll Road planning area from a number of sources. First, the County has an agreement with the City of Fairfax to obtain water from the Goose Creek Reservoir. Second, another agreement is in place between the LCSA and Fairfax County to obtain

Toll Road Plan



Major Water and Sewer Facilities

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|--|----------------------------|--|-----------------------------|
|  | Existing LCSA Trunk Sewers |  | Existing LCSA Water Mains |
|  | Proposed LCSA Trunk Sewers |  | City of Fairfax Water mains |
|  | Potomac Interceptor |  | Proposed LCSA Water Mains |

water from the Corballis facility which is in Fairfax County. Third, the LCSA is planning a facility adjacent to the Potomac River in Loudoun County. These three sources will adequately meet the County's water needs. At the present, the County is finalizing plans to extend a water main from Route 659, west, to Route 621. This facility will provide service to County residents living in the vicinity of the County landfill and will also serve the western portion of the Toll Road planning area.

The responsibility for providing sewer and water service in the Toll Road planning area will be shared by the Town of Leesburg. The Town of Leesburg currently provides service within the corporate limits and the Town is designated by the General Plan to provide sewer and water service within the Leesburg Urban Growth Area, extending from the current corporate limits to Sycolin Creek. Several expansions of the Town's existing wastewater treatment plant are planned which will bring the ultimate capacity of the plant to 10 million gpd, enough for the wastewater needs of the Town until approximately 2010. This ultimate plant capacity may not meet the needs of all development projected in the Urban Growth Area. The Town has the option to expand its current facilities or to enter into an agreement with the LCSA to provide sewer and water service within the Urban Growth Area. Likewise the LCSA has the option of entering into an agreement with the Town or another provider to provide service west of Route 659.

The extension of sewer and water service in the western portion of the Toll Road planning area will be funded jointly by the LCSA, the Town, the development community or a combination of them. Over 80% of the improvements and extensions to the County's central sewer and water facilities in the 1980s were financed and constructed by the development community through sewer and water proffer agreements. It is LCSA policy to reimburse developers for improvements beyond what is required for their own development as users hook into the system. Due to the current economic downturn, the County also anticipates that some capital improvements may be funded through new innovative financing techniques such as sanitary districts and developer consortiums.

Recognizing the importance of sewer and water to successful development of the Toll Road planning area, the County proposes to provide flexibility to landowners as well as service providers. The policies recommend that the entire Toll Road planning area be designated for sewer and water service immediately, although phasing may occur within individual developments or due to market conditions. Additionally, the County may provide some opportunity for small scale business developments to occur prior to the completion of central public sewer and water facilities, through the use of alternative systems, to promote economic development opportunities in the corridor as soon as possible.

POLICIES

1. The entire Toll Road planning area will be designated for central water and sewer provision without utility or land use phasing. The County will encourage voluntary phasing through proffers or conditions associated with individual land development proposals.
2. All new residential and non-residential development in the Toll Road planning area will be served by central utilities.

3. The County may permit the development of interim small scale, non-residential uses on alternative wastewater treatment systems, if the property owner agrees to discontinue use of the system when central utilities are available. Applicants seeking a non-residential rezoning and proposing to use an interim wastewater treatment system will be required to demonstrate commitment to funding and constructing an appropriate share of the proposed permanent central sewer system.
4. Extensions of utilities to properties contiguous to the Toll Road planning area may be permitted in accordance with applicable General Plan policies.
5. The development community shall be principally responsible for financing central utilities for new development. The LCSA will continue to reimburse the development community as users tap into the system. The County may participate with the private sector in the provision of utilities through a variety of mechanisms in an effort to encourage preferred land use patterns.
6. The LCSA will be the primary provider of utility service for the Toll Road planning area. The Town of Leesburg will provide service to the Leesburg Urban Growth Area. Through a mutual agreement among the Town, the County and the LCSA, the Town of Leesburg may provide service to areas west of Goose Creek, while the LCSA will provide service to the rest of the Toll Road planning area.